066.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,000 / 649,000
					USE VALUE:	649,000 / 649,000
					ASSESSED:	649,000 / 649,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARRONE MARY T
Owner 2:	
Owner 3:	
Street 1:	11 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,322 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1808 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5322.000	239,800	3,400	405,800	649,000
Total Card	0.122	239,800	3,400	405,800	649,000
Total Parcel	0.122	239,800	3,400	405,800	649,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.96 | /Parcel: 358.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42206
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,800	3400	5,322.	405,800	649,000	649,000	Year End Roll	12/18/2019
2019	101	FV	188,800	3400	5,322.	376,800	569,000	569,000	Year End Roll	1/3/2019
2018	101	FV	188,800	3400	5,322.	376,800	569,000	569,000	Year End Roll	12/20/2017
2017	101	FV	188,800	3400	5,322.	330,400	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	188,800	3400	5,322.	301,400	493,600	493,600	Year End	1/4/2016
2015	101	FV	178,100	3400	5,322.	266,600	448,100	448,100	Year End Roll	12/11/2014
2014	101	FV	178,100	3400	5,322.	252,200	433,700	433,700	Year End Roll	12/16/2013
2013	101	FV	178,100	3400	5,322.	240,000	421,500	421,500		12/13/2012

!5659!

PRINT

Date	Time
12/10/20	20:31:05

LAST REV

Date	Time
09/27/18	13:46:59
apro	
5659	

USER DEFINED

Prior Id # 1:	42206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16729-477		1/1/1986		55,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/31/2008	Meas/Inspect	294	PATRIOT
4/29/2000	Inspected	264	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5322		Sq. Ft.	Site		0	70.	1.09	12									405,763						405,800	

Total AC/HA:	0.12218	Total SF/SM:	5322	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	405,763	Spl Credit		Total:	405,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23075223
Const Adj.:	0.98251343
Adj $ / SQ:	157.200
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401609
Depreciation:	161848
Depreciated Total:	239761

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

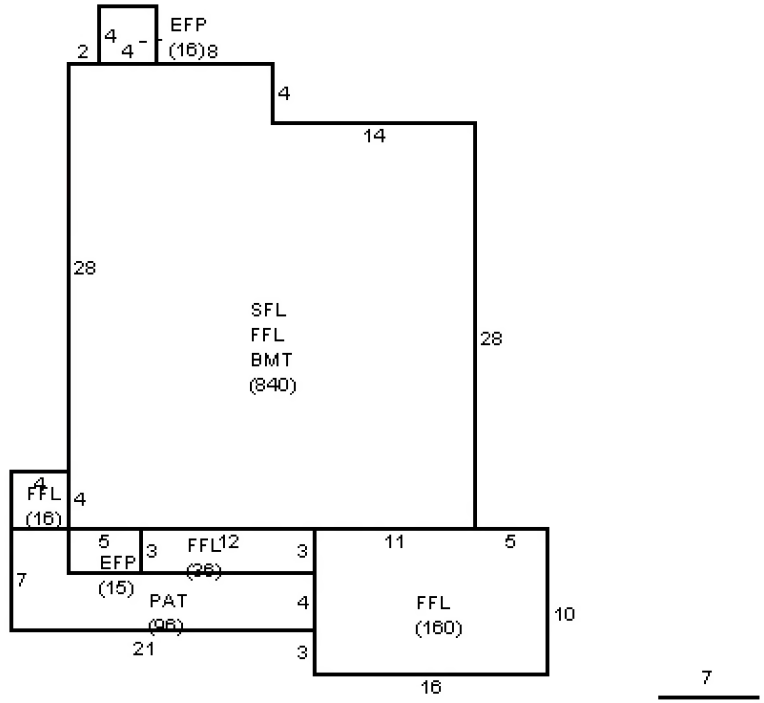
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.20
Special Features:	0	Val/Su Net:	86.41
Final Total:	239800	Val/Su SzAd	132.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,052	157.200	165,374
BMT	Basement	840	47.160	39,614
SFL	Second Floor	756	157.200	118,843
PAT	Patio	96	5.900	566
EFP	Enclos Porch	31	71.330	2,211

Net Sketched Area:	2,775			Total:	326,608
Size Ad	1808	Gross Are	2859	FinArea	1808

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400